

ENVIRONMENTAL ASSESSMENT

Section 1 – Resource Assessment and Impact Criteria Report

The subject project is located east of 203 & 207 Harmony Road in Evergreen. The legal description of the properties are Lot 2 of Mackin Subdivision and Lot 1A of Amended Plat of Lot 1 Mackin Subdivision and Lot 2 of Hoiland-Day Acres, Records of Flathead Co., located in the S1/2 of the SW 1/4, Section 34, Township 29 North, Range 21 West. PMM, Flathead County, Montana.

The proposed property parcels comprise 5.71 acres of land on which the development will reside.

***Tract Id: 2921X34-MKH-1A
Assessor: 0306180
Geocode: 07407834313250000
Approximate Acreage: 5.25***

***Tract Id: 2921X34-MK1-2
Assessor: 0505807
Geocode: 07396604315030000
Approximate Acreage: 0.46***

The preliminary plat application will be for an 18 lot townhome subdivision to be served by public water and sewer. A preliminary Lot Layout and additional parcel information is included in Appendix A.

a. Surface Water

i. Locate on the preliminary plat and describe all surface water and the delineated 100 year floodplain(s) which may affect or be affected by the proposed subdivision including:

- The proposed property was situated within the 100 year floodplain as delineated by the FEMA map panel number 30029C1810J. A LOMA was completed December 17, 2013. See Appendix B for FIRMETTE and LOMA.***

A. All natural water systems such as perennial and intermittent streams, lakes and ponds, rivers, or marshes;

- Subject property contains no natural water resources***

B. All artificial water systems such as canals, ditches, aqueducts, reservoirs, irrigation or drainage systems;

- ***No artificial water systems exist within the proposed property. The design of the new subdivision will propose storm water collection.***

ii. Describe all probable impacts to surface waters which may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year when water is present and proximity of proposed construction (e.g. buildings, sewer systems, roads) to surface waters;

- ***Any impacts would be minimal or unlikely due to the distance of the subject property to the nearest surface water and nature of the subdivision and lot development construction.***

iii. Describe any existing or proposed stream bank or shoreline alterations or any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, and purpose of alteration. If any construction or changes are proposed which require a 310 Permit from the Flathead County Conservation District the subdivider shall acknowledge that the permit is required and will be obtained prior to final plat;

- ***No alterations to any stream bank or shorelines are proposed as part of the subdivision construction.***

iv. If wetlands are present, the subdivider shall identify and provide a map showing wetland areas. A wetlands investigation completed by a qualified consultant, using the most current U.S. Army Corps of Engineers' Wetlands Delineation Manual may be required. If any construction or changes are proposed which require a 404 Permit, the subdivider shall acknowledge that the permit is required and will be obtained.

- ***No wetlands are present on the subject property. See Appendix C for Wetlands Exhibit.***

b. Groundwater

i. Establish the seasonal minimum and maximum depth to water table, dates on which these depths were determined, and the location and depth of all known aquifers which may be affected by the proposed subdivision. Monitoring may be waived if evidence of minimum and maximum ground water elevations can be documented;

- ***TD&H Engineering witnessed contractor excavated test holes on March 26, 2020 observed no ground water at depths of 8 or more feet. This subdivision will be served by public water and sewer utilities. There should be no affect on existing aquifers. See Appendix D for test pit logs.***

ii. If determined from subsection (b)(i) above that any area within the proposed subdivision is within four feet of the surface, the high water table shall be measured from tests taken during the period of the highest groundwater elevations, generally from March 15 through

June 30, during average precipitation years and reported in the environmental assessment;

- ***Not Applicable.***

iii. Describe any steps necessary to avoid probable impacts and the degradation of ground water and ground water recharge areas as result of the subdivision.

- ***The proposed subdivision will be served by public water and sewer (Evergreen Water & Sewer District). No impacts or degradation of groundwater and groundwater recharge areas are anticipated as a result of the subdivision.***

c. Geology/Soils

i. Locate on the preliminary plat any known geologic hazards affecting the subdivision which could result in property damage or personal injury due to rock falls or slides, mud, snow; surface subsidence (e.g., settling or sinking); and seismic activity;

- ***No known geologic hazards exist within the proposed subject property.***

ii. Explain what measures will be taken to prevent or materially lessen the danger and probable impacts of future property damage or personal injury due to any of the hazards referred to above;

- ***Not Applicable.***

iii. Explain any unusual soil, topographic or geologic conditions on the property which limit the capability for building or excavation using ordinary and reasonable construction techniques. The explanation should address conditions such as shallow bedrock, high water table, unstable or expansive soil conditions, and slope. On the preliminary plat identify any slopes in excess of 40 percent;

- ***No unusual soil or geologic conditions exist on the subject property that would limit reasonable/normal construction techniques.***

iv. Identify any soils constraints, including probable impacts due to expansive soils, hydric soils, or any soils which limit sanitary facilities. Explain special design considerations and methods needed to overcome the soil limitations;

- ***Not Applicable. Sanitary sewer service will be provided by Evergreen Water & Sewer District.***

v. Describe the location and amount of any cut or fill three or more feet in depth. These cuts and fills should be indicated on a plat overlay or sketch map. Where cuts or fills are necessary, describe any plans to prevent erosion and to promote re-vegetation such as replacement of topsoil and grading.

- ***No cuts or fills greater than 3 feet are anticipated. All disturbed areas during construction will be re-vegetated and "Best Management Practices" will be in place during the construction phase.***

d. Vegetation

- i. On a sketch map or aerial photo indicate the distribution of the major vegetation types such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest, including critical plant communities such as stream bank or shore line vegetation; vegetation on steep, unstable slopes; vegetation on soils highly susceptible to wind or water erosion;
 - ***Major vegetation types existing on the subject property are mixed forest and grassland. No known critical plant communities exist on the subject property. There are no unstable or excessively steep slopes. See Appendix A for aerial photo.***
- ii. Identify any locations of noxious weeds and identify the species of weeds and explain measures to control weed invasion;
 - ***No noxious weeds were observed on the subject property during the site topography survey. See Appendix E for noxious weeds of Flathead County.***
- iii. Describe any probable impacts and any protective measures to preserve trees and critical plant communities (e.g., design and location of roads, lots and open spaces).
 - ***Probable impacts include removal of selected trees and an overall reduction in vegetated landscape. A tree preservation plan will be implemented during the subdivision process.***

e. Wildlife

- i. Describe species of fish and wildlife which use the area affected by the proposed subdivision;
 - ***White-tailed deer frequent this and all adjoining areas despite residential development, as is common in many developed areas in Kalispell and Evergreen. No other major species are suspected frequently usage of the subject property.***
- ii. Identify on the preliminary plat any known critical or "key" wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species, or wetlands;
 - ***A notification letter of the proposed subdivision was sent to the Department of Fish, Wildlife and Parks requesting any input or concerns they might have. At time of assessment, no response has been received from Montana Fish, Wildlife and Parks. See Appendix F for Montana Fish, Wildlife and Parks correspondence.***

- iii. Identify rare and endangered species on-site. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;
 - ***Per the Endangered, Threatened, Proposed and Candidate Species list no known listed endangered species exist in Flathead County. See Appendix G.***
- iv. Describe any probable impacts and proposed measures to protect or enhance wildlife habitat or to minimize degradation (i.e. keeping buildings and roads back from shorelines; setting aside marshland as undeveloped open space);
 - ***The proposed project is considered infill and the small scope of the project would not result in any real impact to wildlife habitat. Any building construction or lot development will require implementation of "best management practices" such as silt fence, wattles, etc. to limit and control any runoff from the building construction site.***
- v. It is recommended that the subdivider discuss the impact of the proposed development on fish and wildlife with the Department of Fish, Wildlife and Parks (FWP) and incorporate any recommendations from the agency to mitigate wildlife impacts.
 - ***A notification letter of the proposed subdivision was sent to the Department of Fish, Wildlife and Parks requesting any input or concerns they might have. At time of submittal, no response has been received from Montana Fish, Wildlife and Parks. See Appendix F.***

f. Wildlife Habitat

- i. Proposed subdivisions that are contiguous to urbanized areas are presumed to have a minimal impact on wildlife habitat;
 - ***The proposed subdivision is located in an existing urbanized area.***
- ii. Proposed subdivisions in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface waters are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;
 - ***Not applicable. There are no wetlands, riparian areas, rivers or streams existing on the site.***
- iii. Proposed subdivisions in an area with rare or endangered species, as identified by state or federal agencies, are presumed to have an impact on the habitat of those species. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;
 - ***No known listed endangered species have been noted to frequent the subject property. The Endangered, Threatened, Proposed and Candidate Species Montana Counties list is attached in Appendix G.***

- iv. Proposed subdivisions on and or adjacent to land identified by state or federal agencies as critical habitat are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

- ***The subject property is not on or adjacent to any critical habitat areas.***

g. Agriculture and Timber Production

- i. On a sketch map locate the acreage, type and agricultural classifications of soils;
- ***See the Custom Soil Resource Report for Upper Flathead Valley Area, Montana in Appendix H.***
- ii. Identify and explain the history of any agricultural production of the by crop type and yield;
- ***The subject property has no known history of agricultural crop production.***
- iii. Describe the historical and current agricultural uses which occur adjacent to the proposed subdivision and explain any probable impacts and measures which will be taken to avoid or limit development conflicts with adjacent agricultural uses;
- ***This development is located in an urban area. There are no adjacent agricultural lands.***
- iv. If timbered, identify and describe any timber management recommendations which may have been suggested or implemented by a professional forester.
- ***No known timber management recommendations exist within the proposed subdivision property by a professional forester.***

h. Agricultural Water User Facilities

- i. On a sketch map or aerial photo locate the location of any agricultural water user facility, including but not limited to agricultural water works, wells, canals, irrigation ditches and pump houses on-site or adjacent to the proposed subdivision;
- ***There are no agricultural water works, canals, irrigation ditches, pump houses, etc. adjacent to the proposed subdivision. The property is not located within an agricultural water district.***
- ii. Describe any agricultural water user facility on the site or in proximity that might be affected and explain any probable impact(s) and measures which will be taken to avoid or mitigate probable impacts;
- ***No agricultural water facilities are known within proximity of the project to be affected by the development.***

- iii. It is recommended that the subdivider discuss any impact of the proposed development on agricultural water users facilities with the irrigation company or organization controlling the facility and incorporate any recommendations from the agency to mitigate agricultural water users impacts.

- ***The property is not located in an irrigation district nor are there any agricultural irrigation districts or companies in close proximity to the subdivision.***

i. Historical Features

- i. Describe and locate on a plat overlay or sketch map any known or possible historic, paleontological, archeological or cultural sites, structures, or objects which may be affected by the proposed subdivision;

- ***No known historic, paleontological, archeological or cultural sites, structures, or objects exist on or adjacent to the subject tract. See Appendix J for correspondence from State Historic Preservation Office (SHPO).***

- ii. Describe any plans to protect such sites or properties;

- ***Not Applicable.***

- iii. Describe the impact of the proposed subdivision on any historic features, and the need for inventory, study and/or preservation and consultation with the State Historic Preservation Office (SHPO).

- ***Not Applicable. Refer to correspondence from the SHPO in Appendix J.***

j. Visual Impact

- i. Describe any efforts to visually blend development activities with the existing environment.

- ***This development is a natural blend with the existing neighborhood, which features similar type housing.***

k. Air Quality

- i. Describe any anticipated impact to air quality caused from dust or other air pollutants, including dust created from roads, and any means to mitigate the impact to air quality.

- ***Fugitive dust is a concern during the construction phase of the subdivision development; however dust control measures such as watering will be prescribed to mitigate these concerns. Permanent dust control procedures will be guaranteed through a Road Maintenance Agreement. See Appendix K for Dust Control Plan & draft Road Maintenance Agreement.***

I. Area Hazards

- i. Describe and locate on a plat overlay or sketch map any hazardous concerns or circumstances associated with the proposed subdivision site, including, but not limited to:
 - A. Any part of the proposed subdivision that is located within the Wildland Urban Interface priority area. If located in the Wildland Urban Interface or high fire hazard area identified by a local fire district or fire protection authority describe probable impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support the statement;
 - ***The project location is not located in the Wildland Urban Interface or high fire hazard area.***
 - B. Any potential hazardous materials contained on site, including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills, mines or sewer treatment plants, etc. In some cases an Environmental Site Assessment may be required;
 - ***No potential hazardous materials including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills, mines or sewer treatment plants are contained or planned for the project site.***
 - C. Describe measures to mitigate any adverse impacts associated with area hazards.
 - ***Not applicable.***

Section 2 – Community Impact Report

a. Water Supply:

- i. Describe the proposed water system and how water will be provided for household use and fire protection and the number of gallons needed to meet the needs of the anticipated final population;
 - ***This development will be served by a public water system (Evergreen Water and Sewer District). Based on 350 gpd average per residence, total of 12,600 gallons would be anticipated. Proposed water system improvements include an 8" main extension looping through the project connecting to existing mains in both Harmony Road and East Evergreen Drive. A hydrant will also be installed in the interior of the project. See Appendix L for "Will Serve" correspondence.***
- ii. Indicate whether the plans for water supply meet state standards for quality, quantity and construction criteria.

- ***All services provided by the Evergreen Water & Sewer District are required to meet state standards for quality and quantity. See Appendix L.***
- iii. If the subdivider proposes to connect to an existing water system:
- A. Identify and describe that system;
 - ***Services for the subdivision will be provided by Flathead County Water District #1 - Evergreen. The District's water system has been serving the Evergreen community since 1965. It encompasses 8 sq. mile service area, and has approximately 3300 customers. See Appendix L for boundaries.***
 - B. Provide written evidence that permission to connect to that system has been obtained;
 - ***See Appendix L for "Will Serve" correspondence.***
 - C. State the approximate distance to the nearest main or connection point;
 - ***Proposed system improvements will be connected to existing services in Harmony Road. Subject land tracts are adjacent to Harmony Road.***
 - D. State the cost of extending or improving the existing water system to service the proposed development;
 - ***System Improvements will cost an estimated \$150,000.***
 - E. Show that the existing water system is adequate to serve the proposed subdivision.
 - ***See Appendix L for "Will Serve" correspondence.***
- iv. If a public water system is to be installed, discuss:
- A. Who is to install that system and when it will be completed;
 - ***The developer will bear the cost of a contractor installed improvements. Project is anticipated to be completed within a three year frame per subdivision regulations.***
 - B. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed;
 - ***Evergreen Water & Sewer District.***
 - C. State Provision of evidence that the water supply is adequate in quantity, quality, and dependability (75-6-101 MCA).

- ***Evergreen Water & Sewer District is required to meet state standards for quality and quantity. See Appendix L.***

v. If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined.

- ***Not Applicable***

b. Sewage Disposal:

i. Describe the proposed method of sewage disposal and system;

- ***The development will be served by a public sanitary sewer system (Evergreen Water and Sewer District). The District's sewer system has been serving the Evergreen community since 1994. It encompasses roughly the same area as the water service area, and has approximately 2100 customers. Sewage is treated at the City of Kalispell treatment plant through an inter-agency agreement. See Appendix L for "Will Serve" correspondence.***

ii. Indicate the number of gallons of effluent per day which will be generated by the proposed subdivision at its full occupancy, whether the proposed method of sewage disposal is sufficient to meet the anticipated final needs of the subdivision and whether it meets state standards;

- ***Based on 350 gpd average per residence, total of 12,600 gallons would be anticipated. All services provided by the Evergreen Water & Sewer District are required to meet state standards for quality and quantity. See Appendix L.***

iii. If the development will be connected to an existing public sewer system, include:

A. A description of that system and approximate distance from the nearest main or connection point to the proposed subdivision;

- ***Proposed project will connect to existing sewer main located in the adjacent Harmony Road. System will include approximately 760 lf small diameter gravity sewer main and 36 services.***

B. Written evidence that permission to connect to that system has been obtained.

- ***See Appendix L for "Will Serve" correspondence.***

iv. If a new public sewage disposal system, as defined under 75-6-102 MCA, is to be installed, discuss:

A. When the system will be completed, and how it will be financed;

- ***The developer will bear the cost of a contractor installed improvements. Project is anticipated to be completed within a three year frame per subdivision regulations.***

B. Who is to administer and maintain the proposed system at the beginning of subdivision development and when development is completed?

- ***Evergreen Water & Sewer District.***

c. Storm Water Drainage:

- Describe the proposed methods of storm water drainage for roads and other anticipated impervious surfaces, including storm water calculations;
 - ***Where parcel size permits, lots will be graded to direct storm water runoff from driveways and roofs to the street or to the infiltration ditch located in the rear lot set back areas. Otherwise runoff from roadways, parking areas and roofs will be directed to street curb & gutter system to drywells. Ultimate disposal of storm water will be by infiltration into the ground from the drywells and infiltration ditches. See Appendix M and Sheet 4 of 4 for Conceptual Storm Drainage sheet, details and calculations.***
- Describe the proposed methods of storm water drainage for other areas of the subdivision, including storm water calculations;
 - ***Storm water runoff, if any, from other surfaces on the lots will be routed to the same the drainage facilities just described. Aside from the previously mentioned roadways, roofs and parking areas, the remainder of the development will be lawns and landscaped or vegetated surfaces with little runoff potential that will contribute a very small amount of the overall runoff from the development.***
- Identify the mechanism and who is responsible for the maintenance of the storm water drainage system.
 - ***Responsibility to maintain the storm drainage infrastructure will be that of the Homeowners Association. An operation and maintenance manual will be included with the design report for subdivision at the time of submittal to MDEQ as part of the subdivision review and approval process.***

d. Solid Waste Disposal:

- Describe the proposed system of solid waste collection and disposal for the subdivision including:
 - Evidence that existing systems for collection and facilities for disposal are available and can handle the anticipated additional volume;

- ***The subdivision will be serviced by the contract hauler see "will serve" correspondence. Solid waste will be transported to Flathead County Solid Waste site. See Appendix N.***

B. A description of the proposed alternative where no existing system is available.

- ***Not Applicable. Existing system is available.***

e. Roads:

i. Describe any proposed new public or private access roads or substantial improvements of existing public or private access roads;

- ***A new private street will be constructed during this project. the new street will connect to Harmony Road.***

ii. Discuss whether any of the individual lots or tracts have access directly to arterial or collector roads; and if so, the reason access was not provided by means of a road within the subdivision;

- ***Not Applicable. All lots access on to the new private street.***

iii. Explain any proposed closure or modification of existing roads.

- ***Not Applicable. No closure or modifications are proposed.***

iv. Identify existing primary road Average Vehicle Traffic and subdivision daily vehicle traffic assigned to that primary road.

- ***Average traffic counts on Harmony Road are 990 daily trips. This information is based on data recorded in 2010, location north side of East Evergreen Drive. Based on a 25% increase over a 10 year period projected traffic counts would be approximately 1238 daily trips. See Appendix O.***

v. Describe provisions considered for dust control on roads;

- ***The proposed street will be paved. BMP's will be prescribed to mitigate fugitive dust during construction activities. Refer to the attached dust control plan in Appendix K.***

vi. Indicate who will pay the cost of installing and maintaining dedicated and/or private roadways;

- ***The developer will pay the cost to construct and homeowners association will pay to maintain the private street. See draft Road Maintenance Agreement in Appendix K.***

vii. Discuss how much daily traffic will be generated on existing local and neighborhood roads and main arterial, when the subdivision is fully developed;

- **Based on the IDE average daily trips of 5.6 for townhome unit the 18 townhome lots will generate approximately 210 weekday trips. Because of the small overage of 10 trips per day no farther requirements are anticipated. See Appendix P for AADT data.**

viii. Indicate the capacity of existing and proposed roads to safely handle any increased traffic. Describe any anticipated increased maintenance that will be necessary due to increased traffic and who will pay the cost of maintenance;

- **The proposed 18 townhome lot subdivision will generate 210 trips enough daily average trips to require a Traffic Impact Study be completed. However because of the small overage of 10 trips per day weekday trips will have minimal impact to Harmony Road and East Evergreen Drive and surrounding county roads. Maintenance costs are addressed by the current county tax structure.**

ix. Explain whether year round access by conventional automobile will be available over legal rights of way to the subdivision and to all lots and common facilities within the subdivision

- **Harmony Road is a public roadway and is maintained year round by Flathead County.**

f. Utilities:

i. Include a description of:

A. The method of furnishing electric, natural gas or telephone service, where provided;

- **Electric and telephone utilities will be established at the time of development for services to each individual lot.**

B. The extent to which these utilities will be placed underground;

- **Utilities will be buried within a common trench per Flathead County Construction Standards.**

C. Estimated completion of each utility installation.

- **Utilities will be extended to each lot at the time of development.**

g. Emergency Services:

i. Describe the emergency services available to the subdivision such as:

A. Is the proposed subdivision in an urban or rural fire district? If not, will one be formed or extended? In absence of a fire district, what fire protection procedures are planned?;

- *The proposed subdivision is in the Evergreen Fire District which provides both fire and emergency services with support from various adjoining districts. The Chief of Evergreen Fire Rescue was sent a review and comment letter; however, no response was received at time of preliminary plat submittal. See Appendix F for correspondence and Appendix Q for a detail of response route and Fire District Exhibit.*

B. Police protection;

- *The Subdivision is protected by the Flathead County Sherriff's office that was sent a review and comment letter. No response was received at time of writing of this document. See Appendix F for correspondence and Appendix Q for a detail of response route from the Flathead County Sherriff's Office.*

C. Ambulance service/Medical services;

- *The proposed subdivision is in the Evergreen Fire District which provides both fire and emergency services with support from various adjoining districts. The Chief of Evergreen Fire Rescue was sent a review and comment letter; however, no response was received at time of preliminary plat submittal. See Appendix F for correspondence and Appendix Q for a detail of response route from the Evergreen Fire District.*

D. Give the estimated response time of the above services;

- *Evergreen Fire Rescue - estimated 3 minutes*
- *Flathead County Sheriff – estimated 11 minutes*
- *Mileage estimates from Google Maps. See Appendix Q.*

E. Can the needs of the proposed subdivision for each of the above services be met by present personnel and facilities?

- *The 18 lot townhome subdivision will generate 36 additional addresses and estimated 95 residents to be served with current emergency services and will have a small impact on local departments but it will not be large enough to generate a need for additional manpower.*

h. Schools:

i. Identify the School Districts and describe the available educational facilities which would service this subdivision;

- *The proposed subdivision will be within the Evergreen school district and the Glacier High school district.*

*East Evergreen Elementary – Kindergarten - 5th grade
Evergreen Junior High - 6th grade - 8th grade
Glacier High School – 9th grade - 12th grade*

- ii. Estimate the number of school children that will be generated from the proposed subdivision;
 - ***Based on census data and population estimates for Flathead County, a household would contain approximately 2.5 persons. Based on this information and assuming 2 adults and 0.5 school aged children per household the proposed subdivision would generate an estimated 18 additional students for the surrounding school district once fully developed. See Appendix R for census data.***
- iii. The subdivider shall discuss the impact of the proposed development on the provision of educational services with the administrator(s) of the appropriate school system(s). The subdivider shall provide a written statement outlining whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system, any recommendations of the administrator(s), and any mitigation planned to overcome any adverse impacts of the proposed development on the provision of educational services.
 - ***The School Administrators were contacted by correspondence; however, no response was received at time of preliminary plat submittal. See Appendix F for correspondence.***

i. Land Use:

- i. Describe comprehensive planning and/or land use regulations covering the proposed subdivision or adjacent land and if located near the jurisdictional area of an incorporated city or town, whether annexation is propose;
 - ***The subject property is located within the Kalispell City County Master Plan and would technically not be in compliance, however due to the age of the document and the changing dynamics of the neighborhood the proposed use would be compatible with current development patterns and level of services ongoing in Evergreen. The subject property is located within Flathead County and is subject to the applicable subdivision, planning and zoning regulations of Flathead County. See Appendix S.***
- ii. Describe how the subdivision will affect access to any public lands. Where public lands are adjacent to or near the proposed development, describe present and anticipated uses for those lands; (e.g., grazing, logging, recreation, etc.);
 - ***Not applicable. Not adjacent to any public lands.***
- iii. Describe the effect of the subdivision on adjacent land use;
 - ***The proposed subdivision will have little to no impact on adjacent land considering most adjacent land usage is a similar semi-dense residential.***

- iv. Describe any health or safety hazards on or near the subdivision, such as mining activity or potential subsidence, high pressure gas lines, dilapidated structures or high voltage power lines. Any such conditions should be accurately described and their origin and location identified. List any provisions that will be made to mitigate these hazards.

- ***Not applicable. No safety hazards are located on or near the proposed property.***

j. Housing:

- i. Indicate the proposed use(s) and number of lots or spaces in each:

A. For residential indicate the type of dwelling unit;

- ***The proposed subdivision will comprise of 36 dwelling units on 18 townhome lots.***

B. For all other uses the type and intensity of use (e.g. industrial, commercial, etc.).

- ***Not Applicable***

k. Parks and Recreation Facilities:

- i. Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.

- ***Per the Flathead County Subdivision Regulations cash-in lieu payment is proposed.***

l. Public Health and Safety:

- i. Describe any probable impacts and any measures to mitigate the impacts, or submit a statement explaining why no impact is anticipated, providing documentation to support that statement that might affect public health and safety that aren't specifically addressed in other sub-section of the environmental assessment;

- ***No additional probable impacts to public health and safety are anticipated that have not been addressed in this document.***

Applicant

Engineer

Patrick Mackin
Owner

TD&H ENGINEERING
Doug Peppmeier
Professional Engineer

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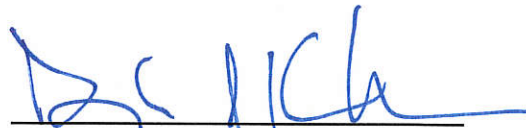
- ***No additional probable impacts to public health and safety are anticipated that have not been addressed in this document.***

Applicant



Patrick Mackin
Owner

Preparer



TD&H ENGINEERING
Doug Kauffman
Sr. Designer

Engineer



TD&H ENGINEERING
Doug Peppmeier
Professional Engineer

